



PLANNING COMMISSION HEARING DATE: August 17, 2006

PLANNING CASE P06-0742 – PROPOSED ANNEXATION 111 – UNIVERSITY CITY:

Consideration of an annexation report, plan for providing services and establishing appropriate pre-zoning land use designations for approximately 106 acres of residential land and open space located generally south of Central Avenue, west of Sycamore Canyon Boulevard, and north and east of the City limits (See Exhibit 1 and 2)

BACKGROUND:

On December 6, 2005, the City Council directed staff to prepare the necessary documentation required to file an annexation application with the Local Agency Formation Commission (LAFCO). The annexation has been initiated by the City of Riverside and is being processed under the guidelines of the Cortese-Knox-Hertzberg Local Government Act of 2000. To complete annexation filing requirements, LAFCO requires a Plan for Services, environmental documentation, a Resolution of Tax Exchange, and a Pre-zoning Ordinance. For annexations larger than 100 acres, a fiscal analysis is required as well.

The University City area contains 106 acres of residential property with an open space area in the northern portion along Central Avenue. Of the 202 parcels within the annexation's boundaries, 171 have structures on them. It is estimated that approximately 534 people reside within the annexation boundaries. Some of the remaining parcels do have the potential for individual infill residential development.

Annexation Procedure

If, approved by the Planning Commission and City Council, LAFCO will become the approving authority. Since there are more than 12 registered voters within the annexation area and it is unlikely that all property owners and voters will consent to annexation, a protest hearing will be held by LAFCO. The protest hearing will be subject to the 0-25-50 opposition rule. If fewer than 25% of the registered voters and property owners oppose the annexation, the annexation is approved. If between 25 and 50% oppose the annexation, an election will be held by the County Registrar of Voters with the majority of the participating voters deciding the fate of the annexation. If over 50% oppose the annexation at the protest hearing, the annexation is terminated. If approved, the City Council would be required to accept the annexation and place the area in City Council Ward 2 (by Council resolution) without further

hearings. This will enable recordation of the annexation immediately upon approval by the City Council and payment of applicable State Board of Equalization fees.

Riverside County General Plan and Zoning

Land uses in the annexation area are currently subject to the policies outlined in the Riverside County Comprehensive General Plan and Zoning Code. The land uses within the annexation area are shown on the Riverside County Comprehensive General Plan on Exhibit 3. The annexation area is entirely MDR (Medium Density Residential) with the exception of the northern portion near Central Avenue which is designated OS-C (Conservation – Open Space).

Existing County zoning for the annexation area (see Exhibit 4) is predominately R-1 (Single Family Dwelling). There are two parcels near the corner of Little Julies and Sycamore Canyon Boulevard that are zoned R-2-80 (Multi Family Dwelling, 80 ft minimum width), however single family homes are located on these parcels. The northern portion of the annexation area that is designated as conservation land under the County Plan is designated as W-1-9 (Watercourse, Watershed, Conservation Area), R-1-80 (Single Family Dwelling, 80 ft minimum width) and C-P-S (Scenic Highway Commercial). The C-P-S and R-1-80 zoning is *not* consistent with the County's General Plan.

City of Riverside General Plan and Zoning

The annexation application to LAFCO requires that the City “pre-zone” all parcels under consideration. The City is currently in the process of updating its general plan and zoning code. As such, for the purposes of this evaluation, as well as the proposed ordinance to be adopted by the City Council, the land use and zoning under both the current and proposed General Plan and Zoning Code will be discussed and considered.

The City's current General Plan (see Exhibit 5) land use designation for the annexation area is, from west to east, NOS (Natural Open Space) and RLD (Low Density Residential). The NOS designation does not reflect County approved development on Dartmouth Avenue and Westpoint Dr.

The City's 2025 General Plan (see Exhibit 6) land use designation for the annexation area reflects the County development that the 1994 plan did not. The entire annexation area is designated as LDR (Low Density Residential) with the exception of the northern area along Central Avenue, which is designated as P (Public Parks).

Under the current zoning code (see Exhibit 7), the residential area will be placed in the R-1-100 (Single Family Residential, Ten Thousand Five Hundred Foot Lot Minimum) with the exception of the three parcels in the northwest portion of the annexation area. These three parcels range from 1.88 to 3.15 acres in size with slopes that exceed 15%. All three parcels are either developed with single family residences or under construction. Because of the natural slope of these parcels as well as access issues, these parcels will be placed in the RC (Rural Conservation) Zone to prevent any further subdivision. The parcels along Central Avenue will be placed in the WC (Water Course) Zone.

The proposed 2025 zoning code “pre-zoned” designations (see Exhibit 8) are essentially the same as the current zoning code with the updated designations names replacing the corresponding names under the current code. With the exception of the three parcels in the RC Zone, the remainder of the residential

area will be placed in the R-1-10500 (Single Family Residential, Ten Thousand Five Hundred Foot Lot Minimum) Zone. The parcels along Central Avenue will be placed in the PF-WC (Public Facilities, Water Course Overlay Zone) zone.

Multi-Species Habitat Conservation Plan

The northern half of the annexation lies within cell area 721 of the Western Riverside County Multi-Species Habitat Conservation Plan. Both the City of Riverside and County of Riverside are permittees under the Plan. Upon annexation, the City will enforce the terms of the Plan, the Permits, and the Implementing Agreement. As such, a minor amendment to the Plan is in process with the Riverside County Regional Conservation Agency to reflect the new boundary.

Comments Received

Enclosed in this packet are several letters and emails submitted by University City residents regarding this annexation. As part of its public outreach efforts, the City of Riverside sent interest cards to all registered voters in the annexation area. Of the 257 registered voters, 41.25% responded, with 80.3% of those expressing an opinion in favor of annexation. The City of Riverside has held neighborhood informational meetings on April 12 and August 15.

Findings:

1. The proposed annexation lies within the general area that has been designated by the City Council, Planning Commission and the Riverside County Local Agency Formation Commission as potentially suitable for service by the City of Riverside through annexation.
2. Annexation would not adversely impact the City of Riverside in extending needed infrastructure and services. Annexation would also give the City control over any future development through planning and zoning.
3. The staff recommended Pre-Zoning will provide for the logical expansion of the City in a manner that is consistent and compatible with existing development and planned uses in this area.

Recommendations:

That the Planning Commission recommend that the City Council:

1. Approve P06-0742 subject to the staff recommended conditions of approval.
2. Introduce and subsequently adopt a pre-zoning ordinance under the Current City of Riverside Zoning Code to establish the appropriate zones on the approximately 106 acres of Annexation 111 based upon the findings and descriptions listed under the section entitled "City of Riverside General Plan and Zoning" in this report and illustrated in Exhibits 7 and the corresponding zones under the proposed 2025 City of Riverside Zoning Code as illustrated in Exhibit 8.

3. Adopt a resolution determining the amount of property tax revenue to be exchanged between the County and the City of Riverside in the event that the Master Property Tax Exchange Agreement, approved by the City Council in September, 2005, has yet to be adopted by the County Board of Supervisors.
4. Determine that the proposed annexation would not have a significant adverse effect on the environment and adopt a Negative Declaration.

EXHIBITS

1. Proposed Annexation Area Map
2. Aerial Photo of Annexation Area
3. County of Riverside General Plan
4. County of Riverside Zoning
5. City of Riverside Current General Plan
6. City of Riverside Proposed 2025 General Plan
7. Staff Recommended Pre-Zoning under current Zoning Code
8. Staff Recommended Pre-Zoning under proposed 2025 Zoning Code
9. Resident Comments
10. Environmental Initial Study
11. Plan for Provision of Services for Annexation 111
12. Fiscal Analysis of Annexation 111

RECOMMENDED CONDITIONS & GENERAL INFORMATION NOTES

Case Number: P06-0742

Meeting Date: August 17, 2006

CONDITIONS *All mitigation measures are noted by an asterisk (*).*

Standard Conditions

- **Planning**

1. The City Attorney's Office shall prepare the appropriate ordinances and resolutions for Council adoption of the annexation within thirty days.
2. In approving this case, it has been determined that there is no evidence before the City that the proposed project will have any potential for adverse effect on wildlife resources and the impacts of the project are found to be de minimis pursuant to Section 711.4 of the Fish and Game Code.
3. The City may levy or fix and collect all existing City taxes, benefit assessments and property related fees and charges on the annexed property.

GENERAL INFORMATION NOTES

1. Appeal Information
 - a. Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision.
 - b. Appeal filing and processing information may be obtained from the Community Development Department, Planning Division, Public Information Section, 3rd Floor, City Hall.